SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

PENNY CROOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-3398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Douglas R. Devlin	New Owner	108-16-0-268.00
(NAME)	(NAME)	
1613 Western Shore Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/15/05 14:54 2 pgs
Fees:13.00 Taxes:229.40

20050715-0082522

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by; and Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Douglas R. Devlin, A SINGLE PERSON AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 14-B on the Zone Lot Division, Lot 14, 16 and 18 of Section 4 of Lakeview Hills Subdivision, of record in Plat Book 6250, Page 213, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate description.

Being all of the same property conveyed to Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by; and Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact by deed dated May 19th 2005 of record in Instrument No. 20050531-0061170, Register's Office Davidson County, Tennessee.

For authroization to execute this instrument, see attached exhibit "A" Power of Attorney.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1615 Western Shore Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Douglas R. Devlin and his/her/their assigns, forever.

Said Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by; and Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by; and Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact, has executed this deed this 8th day of July, 2005.

Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact

BY: Scott Raisen, A.V.P.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Scot Kaiser, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the A.V.P Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact of said Wachovia Bank, National Association, formerly known as First Union National Bank, as trustee by; Saxon Mortgage Services, Inc. f/k/a Meritech Mortgage Services, Inc. its attorney-in-fact, the within named bargainor, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney being recorded simultaneously herewith in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 22nd day of June, 2005

_____
Notary Public

My Commission Expires: 6.9.07

BRADLEY THOMPSON NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 06/09/2007

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027